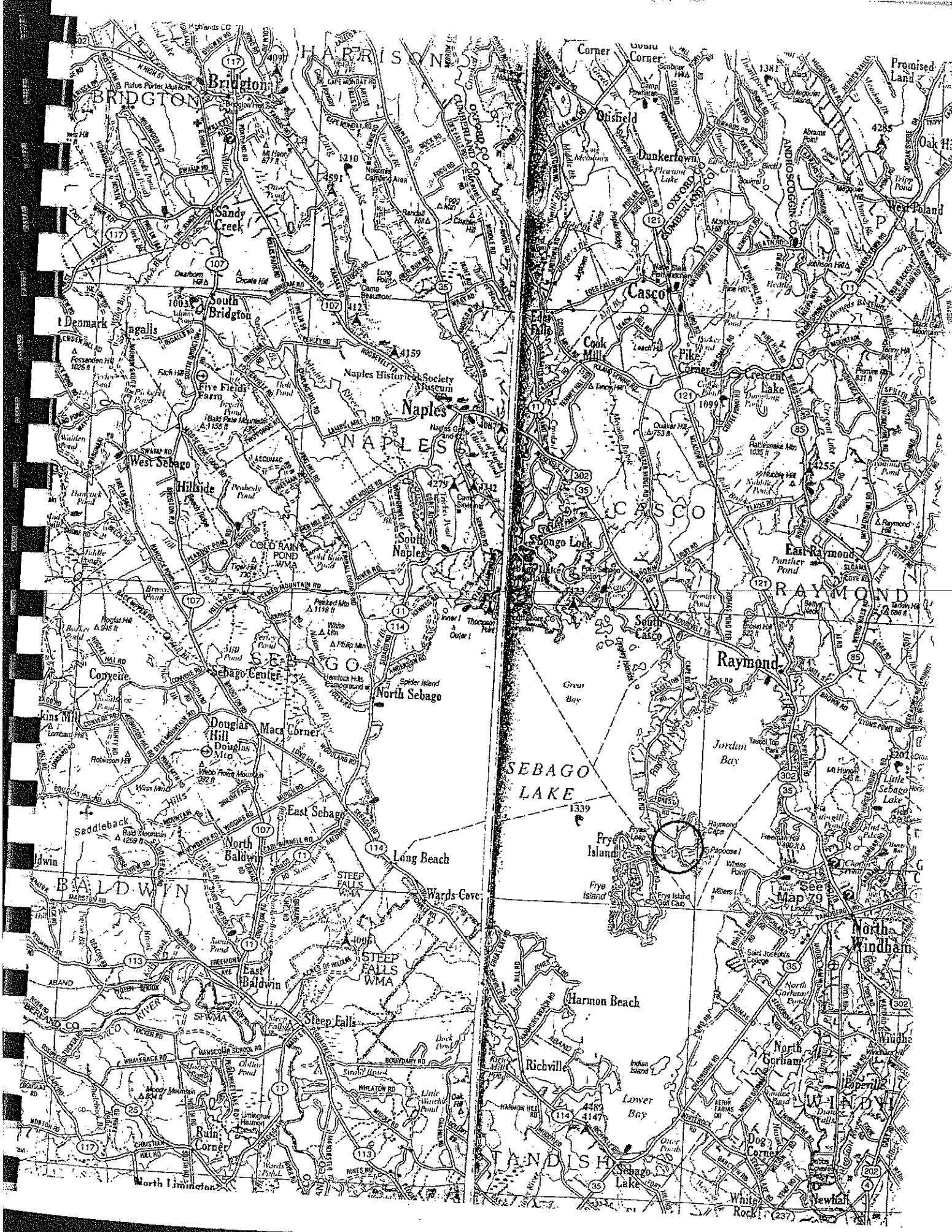


Town of Frye Island / Application for Park and Ride Facility L-25719-NA-B-N
Request for Board Jurisdiction by The Friends of Raymond Cape

Excerpts from the Application

- Area Map
 - Stormwater Narrative
 - Project Plan
 - Deeds
-



Town of Frye Island
 Proposed Park and Ride Facility
 December 11, 2012

Stormwater Narrative

Purpose

Access to Frye Island is by boat or over the ice in the deep winter. A ferry service is operated by the Town of Frye Island during a portion of the open water time of year to provide personnel and vehicle transportation from Raymond Neck in Raymond to and from Frye Island. Many residents would like to avoid the expense and delay associated with using the ferry to transport their vehicles both ways, especially during peak times, by leaving their vehicles on the Raymond Neck side and using golf carts on the island side. This project proposes to provide 43 parking spaces on the mainland side to allow this to occur.

Proposed Improvements

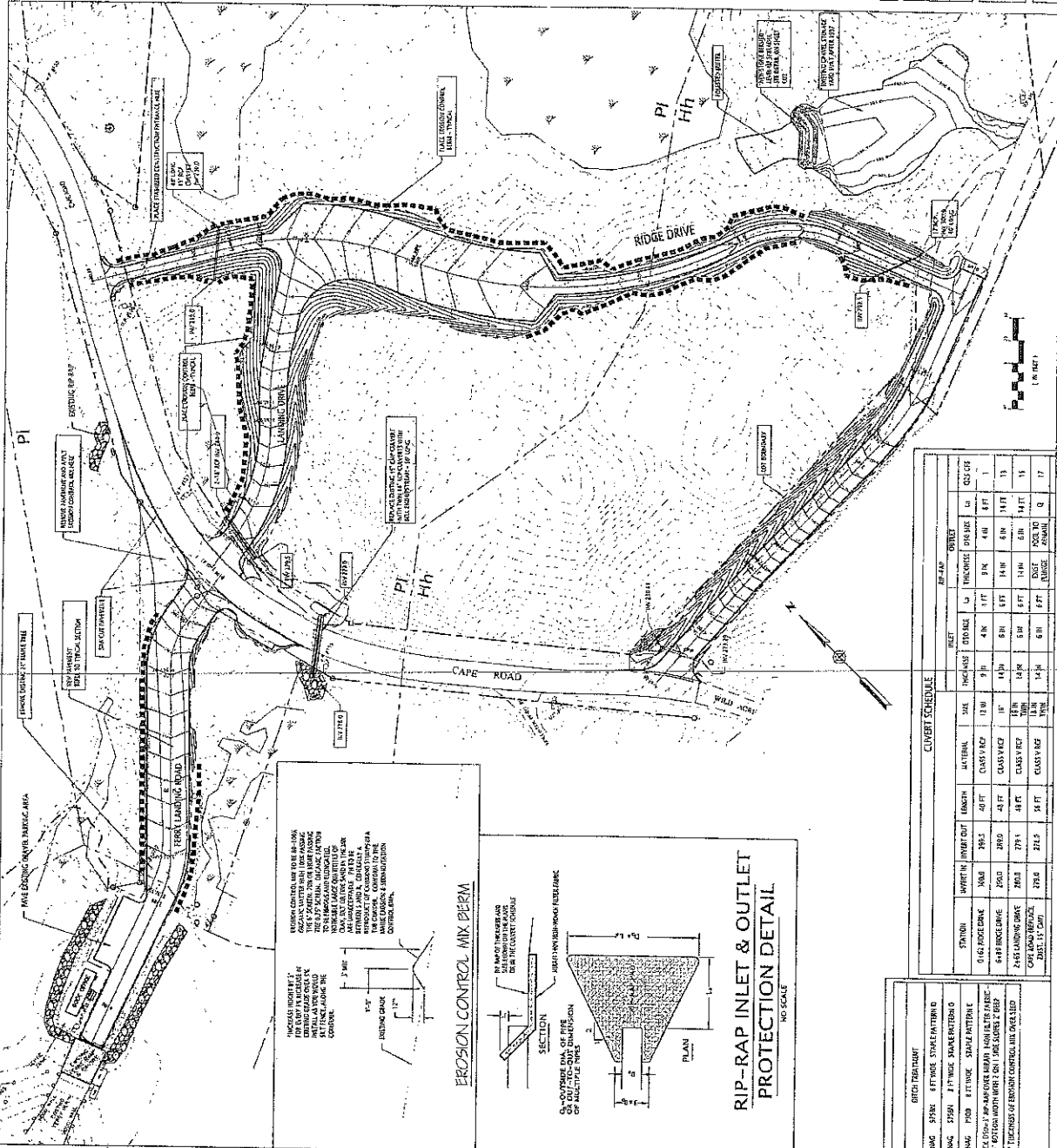
This project proposes 43 paved parking spaces along with paved drives connecting Quarry Road and Cape Road (called Ridge Drive for project purposes) and another drive connecting the first drive with Cape Road (called Landing Drive for project purposes) opposite the ferry landing driveway. The circulation will be one way from Quarry Road with options to exit north onto the Cape Road or exit to the west to the Cape Road opposite the ferry landing drive. The intersection of the existing ferry landing driveway with Cape Road will be relocated to make the roads intersect at approximately 90 degrees immediately opposite a one-way drive called Landing Drive for purposes of this project. The existing gravel parallel parking along the existing ferry landing driveway is proposed to be paved along with widening of a portion of this driveway to allow for two inbound stacking lanes and one exiting lane from the ferry landing. There is a general overlay of existing paved areas to remain. Existing gravel parking near the dock office will be paved.

An aggregate storage yard exists off the Quarry Cove Road which was built since 1997 and is included in the project as new construction for purposes of stormwater threshold computations. A stone-bermed level lip spreader and buffer are proposed to treat the runoff from this facility.

DEP Stormwater Area Calculations and Stormwater Permit

Refer to SK-1 through SK-4 for pictorial descriptions of disturbed area, developed area, impervious area and revegetated areas previously impervious. The following chart summarizes those values.

Category	West of Cape Rd	East of Cape Rd	Gravel Storage	sf Total	Acres Total
Disturbed Area	9,561	56,311	12,638	78,510	1.80
Developed Area	3,030	43,581	12,504	59,115	1.36
Impervious Area	3,030	27,892	11,042	41,964	0.96
Removed Impervious	3,138	2,120	0	5,238	0.12



CLIMB SCHEDULE										PER LAP	
STATION	WPTIN	WPTOUT	MARKER	AUTUMN	WAX	INCREASE	STRIKES	W	PERCENT	Q	Q25 OF
0.162 POSTCARD	NW4	SW4	40 FT	CLASS REF	13 W	9 W	4 W	1 FT	14 W	4 W	4 FT 1
2-4-18 BUCKLE	250 D	270 D	45 FT	CLASS REF	18 W	14 W	6 W	1 FT	14 W	6 W	14 FT 13
2-4-18 LANDING GEAR	260 D	270 S	48 FT	CLASS REF	18 W	14 W	5 W	1 FT	14 W	5 W	14 FT 11
CPA 1500 REFERENCE BENT 1500 CAMP	270 S	271 S	54 FT	CLASS REF	18 W	14 W	6 W	1 FT	14 W	6 W	14 FT 17

DITCH SCHEDULE					
DITCH BACK	SET OUT	RAPE	DURATION	GET THROUGH	STAY IN POSITION
MOUSE DRIVE RIGHT 0-400 TO 1-400	1	0-400	5 HRS	1 HMO	57500
MOUSE DRIVE LEFT 1-400 TO 3-400	1.5	0-400	1 HRS	0 HMO	27500
MOUSE DRIVE LEFT 0-400 TO 2-400	4	0-400	1 HRS	1 HMO	1500
CAN BE SET ON LAST SIDE SOUTH OF LANDING DRIVE	17	400	5 HOURS	1 HMO	1500
ALL OTHER DITCHES REVERSALS AND BACKLAPS					

[illegible]

Doc#: 41548 Bk:22796 Pg: 125

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that PAUL M. WILLIS and JANET R. WILLIS, both with a mailing address of 20 Settler's Way, Gorham, Maine 04038, for consideration paid, GRANT TO the TOWN OF FRYE ISLAND, MAINE, a municipal corporation with a mailing address of 1 Sunset Road, Frye Island, Maine 04071, with WARRANTY COVENANTS, the land in the Town of Raymond, Maine, described as follows:

A certain lot or parcel of land situated on Raymond Cape, in the Town of Raymond, County of Cumberland and State of Maine and being depicted as Lot "PA" on a plan of lots made for Bertha M. Willis by Reed Surveying, Inc., dated December 12, 1999, and recorded in the Cumberland County Registry of Deeds, in Plan Book 199, Page 593, to which plan reference is made for a more particular description. Containing 25.67 acres of land

Subject to existing Central Maine Power Company easements of record, if any.

Together with an easement in common with others for all purposes over the private rights of way portions of Raymond Cape Road and Quarry Cove Road, including without limitation the right to install utility lines and equipment, culverts and to alter the surface of the earth. Excepting and reserving the fee title to foregoing private right of way known as Quarry Cove Road.

Meaning intending to convey and hereby conveying the same premises gifted to the grantors herein, being husband and wife, by deeds of Bertha M. Willis, the mother of the said Paul M. Willis, dated December 29, 1999 and recorded in said Registry of Deeds in Book 15252, Page 309, dated January 7, 2000 and recorded in said Registry of Deeds in Book 15269, Page 280 and dated January 24, 2001 and recorded in said Registry of Deeds in Book 15986, Page 15.

IN WITNESS WHEREOF, the undersigned have/has caused this instrument to be signed and sealed on June 24, 2005.

Theresa M. Weston Heath
Witness

Paul M. Willis
PAUL M. WILLIS

Witness

Janet R. Willis
JANET R. WILLIS

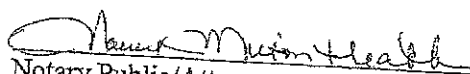
MAINE REAL ESTATE TAX PAID

State of Maine
County of Cumberland, ss

June 24, 2005

Then personally appeared before me the above named JANET R. WILLIS and acknowledged the foregoing to be her free act and deed.

Before me,


Notary Public/Attorney at Law
Name: _____

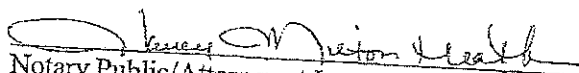
SEAL

State of Maine
County of Cumberland, ss

June 24, 2005

Then personally appeared before me the above named PAUL M. WILLIS and acknowledged the foregoing to be his free act and deed.

Before me,


Notary Public/Attorney at Law
Name: _____

SEAL

WTY.DOC
6/20/2005 8:15:00 AM

NANCY MILTON HEATH
Notary Public, Maine
My Commission Expires December 2, 2009

Received
Recorded Register of Deeds
Jun 24:2005 01:52:59P
Cumberland County
John B. O'Brien

Doc#: 1831 Bk:20750 Pg: 100

QUIT-CLAIM DEED WITHOUT COVENANT(RELEASE DEED)

KNOW ALL MEN BY THESE PRESENTS, That **CARL BLOOM II** and **SHIRLEY G. BLOOM**, of Raymond, County of Cumberland and State of Maine;

for consideration paid, release to: **INHABITANTS OF THE TOWN OF FRYE ISLAND**, a Municipal Corporation with a place of business located at Frye Island, County of Cumberland and State of Maine;

whose mailing address is: 1 Sunset Road, Frye Island, ME 04071

A certain lot or parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Being a portion of the premises as described in a deed to Carl Bloom II and Shirley G. Bloom recorded in the Cumberland County Registry of Deeds at Book 4937, Page 150.

WITNESS our hands and seals this 5th day of the month of June, 2003.

Signed, Sealed and Delivered
in presence of

Linda G. Moynihan
WITNESS

Molly Stetson
WITNESS

Carl Bloom II
CARL BLOOM II

Shirley G. Bloom
SHIRLEY G. BLOOM

STATE OF MAINE
COUNTY OF CUMBERLAND

June 5
May, 2003

Then personally appeared the above-named Carl Bloom II
and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

Linda G. Moynihan
NOTARY PUBLIC ATTORNEY AT LAW
Printed Name:

LINDA G. MOYNIHAN
Notary Public, Maine
My Commission Expires February 27, 2006

MAINE REAL ESTATE TAX PAID

Exhibit ADescription of Property
Raymond, Maine

A certain lot or parcel of land situated on the southwesterly side of Cape Road, so called, in the Town of Raymond, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Beginning at a capped 5/8" iron rod to be set marked "LSI - PLS 2002" on the southwesterly sideline of Cape Road, so called, formerly known as Raymond Cape Road, at the northeasterly corner of land now or formerly of Frye Island, Inc. as referenced in a deed dated February 6, 1976 and recorded March 26, 1976 at the Cumberland County Registry of Deeds in book 3820, page 243, said land having been transferred, or to be transferred to the Inhabitants of the Town of Frye Island (the Grantees);

thence S 44° - 27' - 36" W along land of said Frye Island Inc., or said Grantees, a distance of 276.66 feet to a 1/2" rebar near the shore of Sebago Lake, so called,

thence S 44° - 27' - 36" W along land of said Frye Island Inc., or said Grantees, a distance of 16 feet, more or less, to the normal high-water mark of said Sebago Lake and other lands of said Frye Island Inc., or said Grantees, as referenced in a deed dated September 2, 1976 and recorded September 20, 1976 at the Cumberland County Registry of Deeds in book 3910, page 313;

thence in a general northerly direction along land of said Frye Island Inc., or said Grantees, following the assumed former normal high-water mark of said Sebago Lake across an area having been filled, a distance of 83 feet, more or less, to a point where the existing normal high-water mark of said Sebago Lake intersects the said filled land, being also the northeasterly corner of land of Frye Island Inc., or said Grantees, last mentioned;

thence S 56° - 13' - 42" E along remaining land of the Grantors herein, a distance of 5 feet, more or less, to a capped 5/8" iron rod to be set marked "LSI - PLS 2002", said iron rod bearing N 34° 04' - 59" W, and being distant 74.08 feet from the last mentioned 1/2" rebar near the shore of said Sebago Lake;

thence S 56° - 13' - 42" E along remaining land of said Grantors, a distance of 28.36 feet to a capped 5/8" iron rod to be set marked "LSI - PLS 2002";

thence N 44° - 27' - 36" E along remaining land of said Grantors, a distance of 331.56 feet to a capped 5/8" iron rod to be set marked "LSI - PLS 2002" on the southwesterly sideline of said Cape road;

thence S 10° - 22' - 18" W, a distance of 89.21 feet to the point of beginning.

The above described parcel contains 16,210 square feet. All bearings are referenced to magnetic north as observed in March, 2000.

Subject to a 40 foot wide right of way crossing the above described parcel as reserved by John P. Porell in a deed to Frye Island, Inc. dated January 24, 1953, recorded January 28, 1953 at the Cumberland County Registry of Deeds in Book 2117, page 215, said Right of Way commencing at said Cape Road and extending in a southwesterly direction to other lands of said Frye Island Inc., or said Grantees, for the purpose of access to and from Rubbs Cove, so called, being the current location of the Frye Island Ferry Landing.

The above description is derived from, and reference is hereby made to a survey performed by Land Services Inc. of Raymond, Maine in December of 2002, and a plan of same entitled "Boundary Survey and Property Division - Land of Carl Bloom, et.al., Cape Road & Sebago Road, Raymond, Maine", dated December, 2002, project #02156.

Received
Recorded Register of Deeds
Jan 08, 2004 08:43:23A
Cumberland County

John B. O'Brien

Doc#: 120674 Bk:20471 Pg: 265

WARRANTY DEED

Frye Island, Inc., a corporation with a place of business in Frye Island, Cumberland County, ME for consideration paid grants to the Town of Frye Island, a municipality located at Frye Island, ME with WARRANTY COVENANTS, the land in Raymond, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

In witness whereof said grantor corporation has caused this instrument to be executed by Wayne Fournier, its Manager, thereunto duly authorized this 7th day of July, 2003.

Frye Island, Inc.

by Wayne Fournier
Wayne Fournier, Manager

State of Maine
Cumberland, ss.

July 7, 2003

Then personally appeared the above named Wayne Fournier and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Frye Island, Inc. Before me,

SEAL Conrad Theberge
Notary Public

Typed name of Notary:

CONRAD THEBERGE
Notary Public, Maine
My Commission Expires August 10, 2005

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land situated on Raymond Cape in the Town of Raymond, Cumberland County, Maine, bounded and described as follows:

Beginning at a drill hole in a bolder at the northeasterly corner of land of one Raymond Phinney and at the westerly side of the right of way (commonly called the Main Camp Road) leading down Raymond Cape, said bolder being approximately 185 feet northerly of the northerly side of where the road to Hollister Point intersects with said Main Camp road; thence westerly in a straight line along land of said Phinney a distance of 220 feet, more or less to the shore of Rubbs Cove on Sebago Lake; thence northerly along the shore of Rubbs Cove a distance of 18 foot to the southwesterly side of a 40 foot right of way which is reserved for the use of general ingress and egress to Fries Island, thence northwesterly along the southerly side of said right of way a distance of 240 feet, more or less to a point where said right of way intersects with said Main Camp Road; thence southerly along said right of way a distance of 120 feet, more or less, to the point of beginning.

Subject to the requirement that grantee assume the responsibility for maintenance of the right of way, commonly called the "Main Camp Road" which requirement was included in a deed to Sebago Lake Shores, Inc. from Ralph M. Willis dated 1/11/65 recorded at Book 2874, Page 485.

Also granting and conveying hereby the following:

1. To the extent of the grantor's title thereto and interest therein, a right of way over a proposed road laid out in the partitioning proceedings in the Estate of Thomas Avery Lamb, a record of which proceedings and a plan of the layout of said proposed road being recorded with Cumberland County Registry of Deeds, the exact courses and distances of the middle line of said proposed road being recorded with said Registry in Book 2009, Page 494. Said proposed road, situated on Raymond Cape mentioned above, in the Town of Raymond, in said Cumberland County, extends generally southerly from a point on the public town road on Raymond Cape to the northerly end of the right of way described below in paragraph 2 immediately following this paragraph 1.

2. A right of way over a strip of land forty (4) feet in width at the southerly end of said Raymond Cape, at Rubbs Cove, so-called, extending northeasterly from the shore of Rubbs Cove, along the easterly boundary of land formerly of Harber, N 44° 45' E, approximately 595.3 feet, to the proposed road described in paragraph 1 immediately above this paragraph 2.

3. The right to land boats at said Rubbs Cove, to moor, dock and beach boats at said Rubbs Cove, and to construct, maintain, and repair a dock at said Rubbs Cove adjacent to the right of way described in paragraph 2 immediately above this paragraph 3.

Meaning and intending to set forth and describe in paragraphs 1, 2 and 3 immediately above the same rights of way and other rights set forth in deed of Mary Lamb Riley and City Bank Farmers Trust Company to John P. Porell dated July 26, 1948, recorded at Cumberland County Registry of Deeds in Book 2873 Page 113.

4. Also granting and conveying hereby the dock, and related facilities and appurtenances at Rubbs Cove.

Doc#: 120674 Bk:20471 Ps: 267

5. Also granting and conveying hereby the right to pass and repass on foot and by vehicles of all kinds, in common with the grantor and others, over a certain strip of land 50 feet in width as now laid out and constructed by G. Edwin Bridges and Ralph M. Willis extending from the town road running southerly down Raymond Cape in the Town of Raymond, County of Cumberland, State of Maine, to Rubbs Cove on the shore of Sebago Lake. Also conveying the right and privilege to build and have built pole lines for the purpose of power and communications over the above described right of way or an alternate route over land now or formerly of G. Edwin Bridges and Ralph M. Willis on which such poles presently exist, and the right and privilege to erect and to have erected directional signs along said right of way for the purpose of directing the general public to said Rubbs Cove in connection with the Sebago Lake Shores real estate development on Fryes Island. Being the same rights of way and other rights granted to Sebago Lake Shores, Inc. by deed of G. Edwin Bridges and Ralph M. Willis dated January 11, 1965 and recorded with Cumberland County Registry of Deeds in Book 2874, Page 471 and said rights of way and other rights as are granted and conveyed, subject to all other provisions set forth in said deed of G. Edwin Bridges and Ralph M. Willis recorded in Book 2874, Page 471.

6. Also granting and conveying hereby a certain parcel of land situated on Raymond Cape, in the Town of Raymond, County of Cumberland, State of Maine bounded and described as follows:

Beginning at a drill hole in a bolder at the northeasterly corner of land of one Raymond Phinney and at the westerly side of the right of way (commonly called the Main Camp Road) leading down Raymond Cape, said bolder being approximately 185 feet northerly of the northerly side of where the road to Hollister Point intersects with said Main Camp Road; thence westerly in a straight line along land of said Phinney a distance of 220 feet, more or less to the shore of Rubbs Cove on Sebago Lake; thence northerly along the shore of Rubbs Cove a distance of 18 feet to the southwesterly side of a 40 foot right of way which is reserved for the use of general ingress and egress to Frye Island. Thence northwesterly along the southerly side of said right of way a distance of 240 feet, more or less to a point where said right of way intersects with said Main Camp Road; thence southerly along said right of way a distance of 120 feet, more or less, to the point of beginning.

Being the same land conveyed to Sebago Lake Shores, Inc. by deed of Ralph M. Willis dated January 11, 1965 and recorded with the Cumberland County Registry of Deeds in Book 2874, Page 485. This conveyance is expressly made subject to the maintenance provisions set forth in said deed, which the grantee herein assume and agrees to undertake.

See deed from Frye Island Estates, Inc. to Frye Island, Inc. dated 1/31/76 recorded at Book 390, Page 313.

The purpose of this deed is to convey to the grantee all of the rights, title and interests associated with any land in the Town of Raymond including the ferry dock, trailer and gantry situated in Raymond.

Received
Recorded Register of Deeds
Oct 29, 2003 10:44:39A
Cumberland County
John B. O'Brien

C:\My Documents\2-03 DEEDS\frye island ex #16348.doc

